

State of South Carolina

BOOK 1365 PAGE 149

County of Dorchester

This Mortgage is dated August 9, 19 94.

The "Mortgagor" referred to in this Mortgage is CHARLES DANIEL TUTEN, A/K/A CHARLES D. TUTEN and TAMMY G. TUTEN.

The "Mortgagee" is **NationsBank of South Carolina, N.A.**, whose address is P. O. Box 26024, Greensboro, NC 27420.

The "Note" is a note from CHARLES D. TUTEN and TAMMY G. TUTEN

to Mortgagee in the amount of \$ 74,000.00, dated August 9, 19 94. The

Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are secured by

this Mortgage. The final maturity of the Note is August 23, 2009 X6XXXXXX. The amount of debt secured by this Mortgage, including the outstanding amount advanced and the Note and all Future Advances under paragraph 18 below, shall at no time be more than double the principal amount of the Note or -0-, whichever is greater, plus interest, attorney's fees, and court costs incurred in collection of amounts due hereunder and expenditures by Mortgagee under paragraph 8 below.

This Mortgage is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 18 below; (c) Expenditures by Mortgagee under paragraph 5,7,8 or 15 below; and (d) attorney's fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property:

SEE ATTACHED LEGAL DESCRIPTION

FILED-RECORDED

AUG 16 1994 PH 104

LINDA MESSERVY
REGISTER
MESSERVY CONVALESCE
DORCHESTER COUNTY, SC

Paid and Satisfied in Full

Bank of America, N.A., formerly NationsBank, N.A.
formerly NationsBank of SC, formerly NCNB National Bank of SC
C & S National Bank, Formerly Rock Hill National Bank

By: Charlene Covil
Charlene Covil, Retail Credit Officer/Manager

Witness: John H. H.

APR 18 2003

Ret. Charles D. Tuten
P.O. Box 51811
Summerville, SC 29485

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LINDA MESSERVY
DORCHESTER COUNTY, SC

FILED-RECORDED
RMC / ROD

Att. Chellis Law Firm
P.O. Box 430
Summerville, SC
29484-0430

together with all singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto all easements, rights of way, gores of land, streets, ways, alleys, assages, sewer rights, waters, water courses, water rights and powers, and all estates, rights, titles, interests, privileges, liberties, and tenements, whatsoever, in any way belonging, relating or appertaining to any of the property hereinabove described, or which hereafter shall in any way belong, related or appurtenant thereto, whether now owned or hereafter acquired by Mortgagor, and the reversion and reversions, remainder and remainders, rents, dues and profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, at law as well as in equity, of Mortgagor of, in and to the same, including but not limited to all judgments, awards of damages and settlements hereafter made resulting from indemnification proceedings or the taking of the property or any part thereof under the power of eminent domain, or for any damage (whether caused by such king or otherwise) to the property or to any rights appurtenant thereto, and all proceeds of any sales or other dispositions of the property or any part thereof (collectively hereinafter referred to as "Property"; and all of the same being deemed part of the Property and included in any reference thereto.)